BONSALL

2000 Census Population......8,874 Community 2020 Target......17,217 **April 2004 WC Map Population......14,570**







APRIL 2004 WORKING COPY MAP

The key objective is to reinforce the community's rural character, predominantly consisting of low-density estate type residential and agricultural uses. Village densities are proposed within the village core, which is in proximity to sewer, existing commercial uses and higher density. Semi-rural densities reflect the existing agricultural uses and predominant residential development patterns. Floodplains and other areas with physical constraints were assigned a Rural Lands designation.

KEY COMMUNITY ISSUES

- Ridgeline preservation
- Traffic regional traffic commuting through community
- Maintenance of rural character agriculture, trails, and semirural densities
- Impacts to community character from new development
- Lack of code enforcement and local control

COMMUNITY-SPECIFIC PLANNING RATIONALE

Because agriculture is a key factor in Bonsall's rural community character, a Semi-Rural designation (1 du/10 acres) is proposed for agricultural lands

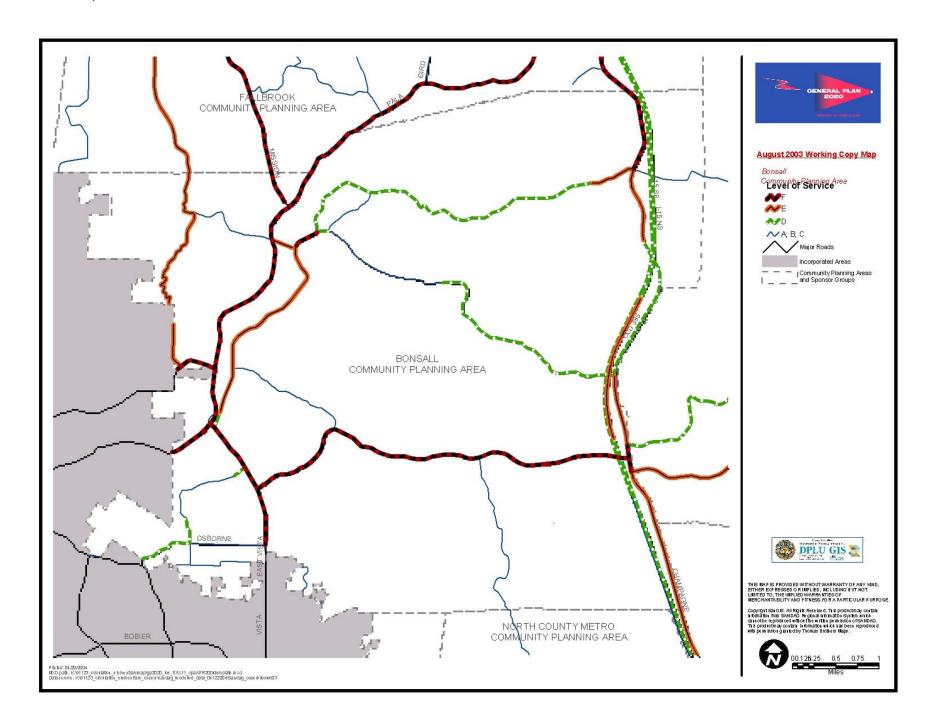
Floodplain areas, including the San Luis Rey River and Moosa Canyon Creek, are proposed at a Rural Lands designation

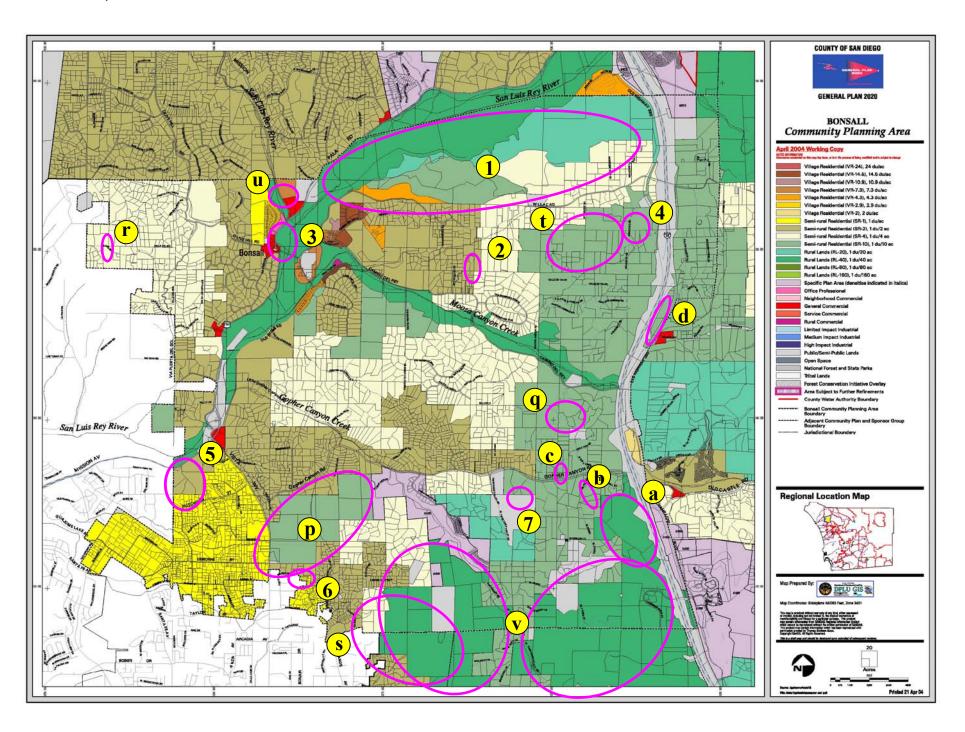
TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 45 lane-miles operating at LOS E or F in Bonsall. The cost to improve those roads to an acceptable level of service (LOS D) would be at more than \$270 million. Because levels of service on roads within Bonsall are heavily affected by regional traffic, increases in residential densities within Bonsall would further impact levels of service on roads within the community.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces nearly 60 lane-miles operating at LOS E or F. A preliminary cost estimate for existing general plan road improvements is almost \$400 million for Bonsall.

¹ Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

1 Ron Wootton (representing Vessels)

December 2002 WC:	August 2003 WC:	October Traffic Referral:	<u> April 2004 WC:</u>
Rural Lands: 1 du/20 acres	Village: 4.3 du/acre	Village: 4.3 du/acre	Village: 4.3 du/acre
Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres

2 Hadley Johnson (representing Dreessen)

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/2 acres

3 Thure Stedt (representing Tabata)

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Rural Lands: 1 du/40 acres Rural Lands: 1 du/40 acres Rural Lands: 1 du/40 acres Rural Lands: 1 du/40 acres

Referred to Commercial/ Industrial review

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on characteristics of the land
- *Obtain a broad consensus*

Rationale for April 2004 WC:

Applying a semi-rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, the 1/40 acre density is recommended.

The property is a pipelined Tentative Parcel Map consisting of nearly 34 acres located within the San Luis Rey River floodplain. The recommended designation is consistent with GP2020 goals of protecting natural floodplains and follows policy by limiting development in the floodplain in order to protect environmentally sensitive lands.

BONSALL B-126 North County Communities

4 Gary Piro (representing Dowd)

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/10 acres

Key Objectives:

• Develop an internally consistent general plan

• Assign densities based on the characteristics of the land

• Obtain a broad consensus

Rationale for April 2004 WC:

The property consists of over 38 acres inside the CWA boundary. It is designated unique farmland and the 1 du/10 acre designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.

5 Mike Stacco

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/2 acres

Key Objectives:

• Develop an internally consistent general plan

- Assign densities based on the characteristics of the land
- Obtain a broad consensus

Rationale for April 2004 WC:

The 79-acre property is bounded by Oceanside to the west and Mission Avenue to the north. The density was increased in the August Working Copy map to recognize surrounding uses and parcelization. Density was further increased in the April 2004 Working Copy map to respond to Board direction. However, 1 du/2 acres is appropriate for this area because: (1) failing traffic conditions in vicinity; (2) it is within a Resource Conservation Area; and (3) contains some biological sensitivity (Tier 1 habitat/wetland). The 1 du/2 acres reflects the predominant development pattern and serves as a desired buffer from the City of Oceanside.

6 Josef Bauer

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/2 acres

BONSALL B-127 North County Communities

7 Ralph Gonzales (representing Tran)

December 2002 WC: August 2003 WC: October Traffic Referral:

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres

Key Objectives:

• Develop an internally consistent general plan

• Assign densities based on the characteristics of the land

Obtain a broad consensus

Rationale for April 2004 WC:

The property consists of 20 acres, the majority of which is designated unique farmland. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture. Although the property is not currently in agriculture, it is consistent with the existing development pattern of the surrounding area south of Gopher Canyon Road, which reflects those agricultural goals.

April 2004 WC:

a Kourosh Hangafarin

December 2002 WC: August 2003 WC:

Rural Lands: 1 du/40 acres Rural Lands: 1 du/20 acres

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land
- Locate growth near infrastructure, services and jobs

October Traffic Referral: April 2004 WC:

Rural Lands: 1 du/20 acres Rural Lands: 1 du/40 acres

Rationale for April 2004 WC:

The majority of the property is physically and environmentally constrained, with slopes greater than 25 percent and located within the proposed North County MSCP preserve area. The recommended designation is consistent with the development pattern of the parcels to the south, which also share similar constraints. The location is removed from infrastructure and services.

BONSALL B-128 North County Communities

b Kourosh Hangafarin

December 2002 WC: August 2003 WC:

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land

Rationale for April 2004 WC:

October Traffic Referral:

The recommended designation is consistent with the development pattern of the surrounding area, which also share similar physical constraints. The majority of the site has slopes greater than 25 percent and is designated unique farmland. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.

April 2004 WC:

Semi-Rural: 1 du/10 acres

c Kourosh Hangafarin

December 2002 WC: August 2003 WC:

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land

October Traffic Referral: April 2004 WC:

Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/10 acres

Rationale for April 2004 WC:

The recommended designation is consistent with the development pattern of the surrounding area, which also share similar physical constraints. The majority of the site has slopes greater than 25 percent and is designated unique farmland. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.

d Kourosh Hangafarin

December 2002 WC: August 2003 WC:

Rural Lands: 1 du/20 acres Semi-Rural: 1 du/10 acres

October Traffic Referral: April 2004 WC:

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land

Rationale for April 2004 WC:

The recommended density is consistent with the proposed designation of the surrounding areas. The property is located within the proposed North County MSCP preserve area and constrained with high species sensitivity. The property is also constrained with high noise levels from Interstate 15.

p Board Motion for Traffic Modeling (area south of Gopher Canyon Road – attached to referral #6)

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres

Key Objectives:

• Develop an internally consistent general plan

- Assign densities based on the characteristics of the land
- Obtain a broad consensus

Rationale for April 2004 WC:

Portions of the property are designated farmland of statewide importance and unique farmland. The recommended density is consistent with key GP2020 goals of maintaining an environment conducive to agriculture and recognizes environmental constraints. The remaining portion is within the proposed North County MSCP preserve area with some species sensitivity. In addition, the two major roads within this area, East Vista Way and Gopher Canyon Road, have existing traffic conditions operating at an LOS F.

q Board Motion for Traffic Modeling (TPM 20664: Dienhart)

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u>

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/10 acres

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land
- Obtain a broad consensus

Rationale for April 2004 WC:

This property is an active pipelined Tentative Parcel Map and is designated unique farmland with slopes greater than 25 percent covering half the site. The recommended semi-rural density is consistent with key GP2020 goals of maintaining an environment conducive to agriculture while recognizing physical constraints.

April 2004 WC:

BONSALL B-130 North County Communities

r Board Motion for Traffic Modeling (TPM 20718: Avolo LLC)

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land
- Obtain a broad consensus

Rationale for April 2004 WC:

This referral is an active pipelined Tentative Parcel Map. The recommended density is consistent with the surrounding development pattern and the lower semi-rural density reflects the community sponsor group's recommendation of providing a buffer between bordering jurisdictions.

s Board Motion for Traffic Modeling (TM 5158 – In Bonsall and North County Metro: Palisades Estates)

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Semi-Rural: 1 du/4 acres
Rural Lands: 1 du/20 acres

Rural Lands: 1 du/20 acres

Rural Lands: 1 du/20 acres

Rural Lands: 1 du/40 acres

Semi-Rural: 1 du/4 acres
Semi-Rural: 1 du/4 acres

Rural Lands: 1 du/4 acres

Rural Lands: 1 du/40 acres

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land
- Obtain a broad consensus

Rationale for April 2004 WC:

An active pipelined Tentative Map is in process on this property. The property is physically and environmentally constrained, with slopes greater than 25 percent on the majority of the site. It is also within the proposed North County MSCP preserve area and contains some species sensitivity.

t Board Motion for Traffic Modeling (TM 5276: West Lilac Farm I & II)

<u>December 2002 WC:</u> <u>August 2003 WC:</u> <u>October Traffic Referral:</u> <u>April 2004 WC:</u>

Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/10 acres Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres

Key Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land
- Obtain a broad consensus

Rationale for April 2004 WC:

The referral is an active Tentative Map in the pipeline. The property is designated unique farmland and the recommended density is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.

BONSALL B-131 North County Communities

OTHER MAP CHANGES

u North of River Village Shopping Center

December 2002 WC: August 2003 WC: April 2004 WC:

Village Core: 10.9 du/acre Village Core: 7.3 du/acre Village Core: 7.3 du/acre

Key Objectives:

- Reduce public costs
- Obtain broad consensus

Rationale for April 2004 WC:

As a result of the community sponsor group's recommendation, as well as consideration of potential traffic impacts, the density on this property was decreased. However, this still represents an increase from the existing general plan.

v South and Southeast Portion of Community Plan Area

December 2002 WC: August 2003 WC: April 2004 WC:

Rural Lands: 1 du/40 acres Rural Lands: 1 du/20 acres Rural Lands: 1 du/40 acres

Key Objectives:

- Assign densities based on the characteristics of the land
- Obtain a broad consensus

Rationale for April 2004 WC:

The density in this area was increased to 1 du/20 acres on the August 2003 Working Copy map during the referral process. However, the April 2004 Working Copy map reflects the December Working Copy map density of 1 du/40 acres in order to retain the broad based support for the map.

BONSALL B-132 North County Communities